

**PB# 86-71**

**Roberto & Toni Marie  
Minuta**

**44-1-23.1 & 24**

Roberto & Toni Marie 86-71  
MINUTA Sub. Ppp 2-11-87

# General Receipt

8780

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

March 31, 1987

Received of Robert Minuta (#86-71) \$ 498.75

Four Hundred Ninety-eight and 75/100 DOLLARS  
Pre-Preliminary - \$100.00 & Final Plat - \$100.00  
For Preliminary - \$100.00 Final Plat Rec. Fee - \$150.00 Eng. Fee - \$48.75

## DISTRIBUTION

FUND	CODE	AMOUNT
CHECK # 554		\$498.75

By Pauline B. Townsend

Town Clerk

# General Receipt

8561

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Jan. 21, 1987

Received of R. Minuta \$ 25.00

Twenty Five and 00/100 DOLLARS  
For Application Fee 86-71

## DISTRIBUTION

FUND	CODE	AMOUNT
CHECK # 25.00		
# 378		

By Pauline B. Townsend

Town Clerk

86-71

CHAIRPERSON:

RE MAP # 8205

TOWN ☒  
CITY ☐ New Windsor  
VILLAGE ☐

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE Robert & Maria Minuta  
DATED 2/25/87  
FILED 4/7/87

APPROVED BY Lawrence Jones ON 3/31/87

John L. Clement  
ACTING DEPUTY COUNTY CLERK

FUND	CODE	AMOUNT
CHECK # 554		\$ 498.75

By Pauline S. Townsend  
Town Clerk

General Receipt		8561
<b>TOWN OF NEW WINDSOR</b> 555 Union Avenue New Windsor, N. Y. 12550		<u>Jan. 21, 19 87</u> \$ <u>25.00</u>
Received of	<u>R. Minuta</u>	
For	<u>Twenty Five and 00/100</u>	DOLLARS
	<u>Application Fee</u>	
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check # 25.00</u>		
<u># 378</u>		

By Pauline S. Townsend  
Town Clerk

86-71

CHAIRPERSON:

RE MAP # 8205

TOWN ☒ +  
 CITY ☐ New Windsor  
 VILLAGE ☐

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE Robert & Maria Minuta  
 DATED 2/25/85  
 FILED 4/7/87

APPROVED BY Lawrence Jones ON 3/31/87

John L. Clement  
 ACTING DEPUTY COUNTY CLERK

565-3797 <b>ROBERT MINUTA</b> <b>TONI MARIE MINUTA</b> RAM REAL ESTATE ACCOUNT		553 <u>3/31 1987</u> 50-174/219
PAY TO THE ORDER OF	<u>Town of New Windsor</u> \$ <u>250.00</u> <u>Two Hundred fifty + 00/100</u> DOLLARS	
NORSTAR BANK Vails Gate Office OF THE HUDSON VALLEY, N.A. Vails Gate, NY 12584		
MEMO	<u>Lat - 94</u> <u>Rec. Fee 86-71</u> <u>Robert Minuta</u>	
0021401748 522 5036677 0553		

✓ Water  
 ✓ Sanitary

Date ..... 19 February ..... 1987

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

*copy*

TO ..... McGoe and Hauser Consulting Engineers, P.C. .... DR.

45 Quassaick Avenue, New Windsor, NY 12550

DATE

CLAIMED

ALLOWED

## PROFESSIONAL SERVICES

Planning Board

Minuta (86-71)

Plan/Field Review

24 January 1987; 1.0 hour

40 00

Clerical

28 January 1987; .50 hour

8 75

*Hank Huble PB*

Total

48 75

TOWN OF NEW WINDSOR  
PLANNING BOARD FEES  
JANUARY 1, 1987

Checks payable to:  
TOWN OF NEW WINDSOR

Date to:  
TOWN CLERK

\$ 25.00 APPLICATION FEE

25.00

1-21-87

-----  
SITE PLAN

\$100.00 (\*) SITE PLAN FEE  
OR AMENDED SITE PLAN

Varies ENGINEERING FEE

\* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

-----  
SUBDIVISION

\$100.00 PRE-PRELIMINARY

100.00

3-31-87

\$100.00 PRELIMINARY

100.00

3-31-87

\$100.00 FINAL PLAT (MINOR SUB.)

100.00

3-31-87

\$100.00 + \$5.00 per unit (FINAL  
PLAT MAJOR SUBDIVISION).

\$150.00 FINAL PLAT SEC. FEE

150.00

3-31-87

Varies ENGINEERING FEE

48.75

3-31-87

498.75

Separate check, payable to:  
TOWN OF NEW WINDSOR

Date to:  
COMPTROLLER

\$250.00 per unit (\*\*) RECREATION FEE

250.00

3-31-87

\*\* The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

-----  
LOT LINE CHANGE

-----  
SPECIAL PERMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR  
55 UNION AVENUE  
NEW WINDSOR, NY 12550

81  
Date Received 9/9/86  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval 2-11-87  
Fees Paid 25.00

86-71

APPLICATION FOR SUBDIVISION APPROVAL

Date: Sept. 9, 1986

1. Name of subdivision Subdivision of Lands for Roberto Minuta & Toni Marie Minuta
2. Name of applicant Roberto & Toni Marie Minuta Phone 565-3797  
Address 11 Forest Hills Road, New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Patrick T. Kennedy, L.S. Phone 562-6444  
Address 335 Temple Hill Road New Windsor, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the W side of Quassak Ave (N.Y.S. Rte 94)  
(Street)  
200 feet So. of Forest Hills Rd.  
(direction)
7. Total Acreage 37,547 S.F. Zone R-4-P.O. Number of Lots 2
8. Tax map designation: Section 44 Lot(s) Block 1, Lots 23-1 & 24
9. Has this property, or any portion of the property, previously been subdivided yes.  
1954  
If yes, when 1985; by whom Forest Hills of New Windsor  
Lot line Change for Staropoli & Minuta
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE    : SS.:

I, Roberto Minuta, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

x Roberto Minuta  
Mailing Address 11 Forest Hills Rd  
N.W. N.Y. 12550

SWORN to before me this

9th day of Sept., 1986

Patricia Delio  
NOTARY PUBLIC

PATRICIA DELIO  
NOTARY PUBLIC, State of New York  
No. 5970775  
Qualified in Orange County  
Commission Expires March 30, 1987



# SHORT ENVIRONMENTAL ASSESSMENT FORM

## INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

## (d) Environmental Assessment

- |  |   |
|--|---|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . .  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? . . . . .  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? . . . . .   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 4. Will project have a potentially large impact on groundwater quality? . . . . .  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? . . . . .  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? . . . . .   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? . . . . .   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . .   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . .                                       | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 10. Will project have a major effect on existing or future recreational opportunities? . . . .   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . .  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? .   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 13. Will project have any impact on public health or safety? . . . . .   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 15. Is there public controversy concerning the project? . . . . .  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

PREPARER'S SIGNATURE: [Signature]

TITLE: Land Surveyor

REPRESENTING: Roberto Toni Maria M. M. M.

DATE: Sept. 9, 1986



555 UNION AVENUE  
NEW WINDSOR, NEW YORK

## SITE PLAN APPROVAL

ROBERTO MINUTA & TONI MARIE MINUTA

✓ The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

**SIGNED:**

**CHAIRMAN**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Patrick Kennedy C.S. for the building or subdivision of  
Roberto & Toni Marie Minuta has been  
reviewed by me and is approved ✓,  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

Water is available on Forest Hills Rd.  
Please contact water Dept. for further  
information.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

✓ Steve D'Alto  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision MINUTA as submitted by  
KENNER for the building or subdivision of  
FOREST HILLS ROAD has been  
reviewed by me and is approved ✓,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

ENGINEER ~~to~~ Should TAKE A CLOSER LOOK  
AT DRAINAGE ON THIS SUBDIVISION, (CREEK  
THAT RUNS THROUGH property.)

Fred Lipp, Jr. M.R.  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

**WATER,**

Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_

Robt. Minuta has been

~~disapproved~~

Water is available on Forest Hills Rd. and on state highway 94 - Contact water Dept. for further information -

\_\_\_\_\_

✓ Steve Didio

**SANITARY SUPERINTENDENT**

DATE \_\_\_\_\_

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Patrick T. Kennedy for the building or subdivision of  
Roberto & Tomi Marie Minota has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

- 1.) Spurs for the property must be provided by the sub-divider.
- 2.) Shall require a saddle for each spur
- 3.) Shall require sanitary Permit for each spur installed.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Sumner D. Masten  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

September 17, 1986  
\_\_\_\_\_  
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Patrick I Kennedy for the building or subdivision of  
Roberto Minuta & Toni Marie Minuta has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

1. No information relating to the disposal  
of waste

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman D. Mastenfe  
SANITARY SUPERINTENDENT

February 18, 1987  
DATE

TOWN OF NEW WINDSOR PLANNING BOARD

TOWN HALL, UNION AVENUE, NEW WINDSOR, NY

FEBRUARY 23, 1987 AT 7:30 P.M.

TOWN OF NEW WINDSOR  
PLANNING BOARD

RECEIVED <sup>up</sup>  
DATE 2-23-87

BOARD MEMBERS PRESENT: HENRY SCHEIBLE, CHAIRMAN  
LAWRENCE JONES  
HENRY VAN LEEUWEN  
HENRY REYNS  
CARL SCHIEFER

OTHERS PRESENT: JOSEPH RONES, PLANNING BOARD ATTORNEY  
MARK EDSALL, PLANNING BOARD ENGINEER  
FRANCES ROTH, ACTING SECRETARY

ABSENT: DANIEL MC CARVILLE

Mr. Scheible called the regular meeting to order and called the roll.

After a discussion by the Board, a motion was made to accept the minutes of the January 28, 1987 meeting as distributed by Mr. Reynolds, seconded by Mr. Scheifer and approved by the Board. Roll call: All Ayes.

MINUTO SUBDIVISION (86-71) KENNEDY

Mr. Kennedy: We have a two lot subdivision, we have an existing house site on Forrest Hills Road lot number 1 will be coming off the highway. The new lot is 15,000 square feet we have no problem with any codes you guys were going to go out and take a look at it.

Mr. Reynolds: Will you tell me what we are doing here again?

Mr. Kennedy: Just so you know when Bob Minuta built this house he took part of this piece of property here which was one of the relatives houses and added this to here I believe what was the father's house at this point and he'd like to take off 15,000 square foot lot here on 94.

Mr. Reynolds: What about the ten foot and change side yard on one side you have there.

Mr. Kennedy: That is an existing house that is the property next door. That was where the other lot line change came from that predates zoning.

Mr. VanLeeuwen: That lot line was already there. When Bob's house was going to be built I asked him that.

Mr. Scheible: Who lives in the one being built now?



Mr. Kennedy: Bob built that for himself. He is living there right now they have a C.O. and they are adding a garage to it I believe.

Mr. Reyns: So all we are doing this was an original piece here we are breaking the piece off.

Mr. Kennedy: 100 by 150 foot rectangular lot.

Mr. Reyns: And you have no problem?

Mr. Edsall: No. It meets all the guidelines.

Mr. VanLeeuwen: "That the Planning Board of the Town of New Windsor approve the minor subdivision of Robert Minuta." Seconded by Mr. Scheiffer.

MR. JONES	NAY
MR. VANLEEUVEN	AYE
MR. SCHEIFFER	AYE
MR. REYNS	AYE
MR. SCHEIBLE	AYE

Mr. Jones: They intend to do a lot of work on the stream up above this year whatever they create up there comes down and flows over this land who is going to be responsible? There is a stream in the back end.

Mr. Kennedy: They are going to try and open up the flood plain if they do anything it is not going to flood what is downstream.

#### LOUISE WAGNER SUBDIVISION (86-72)

Mr. Lou Grevas came before the Board representing this proposal.

Mr. Grevas: We discussed at the last meeting this is a three lot subdivision on the easterly side of Beattie at the intersection with Shaw. All of the lots are minimum of one acre. Mrs. Wagner lives currently in the house on lot 1. As we discussed also at the last meeting the lot line has been straightened out and now 90 degrees to the road between two and three. We have also shown building setback lines and sanitary system areas which should be big enough to accomodate any sanitary system on the lot since we can't get percs at this time of the year we, we did get a perc test however on lot 1 when the sanitary system was designed and was favorable it was about 15 minutes. That is basically it. We are requesting final approval this evening.

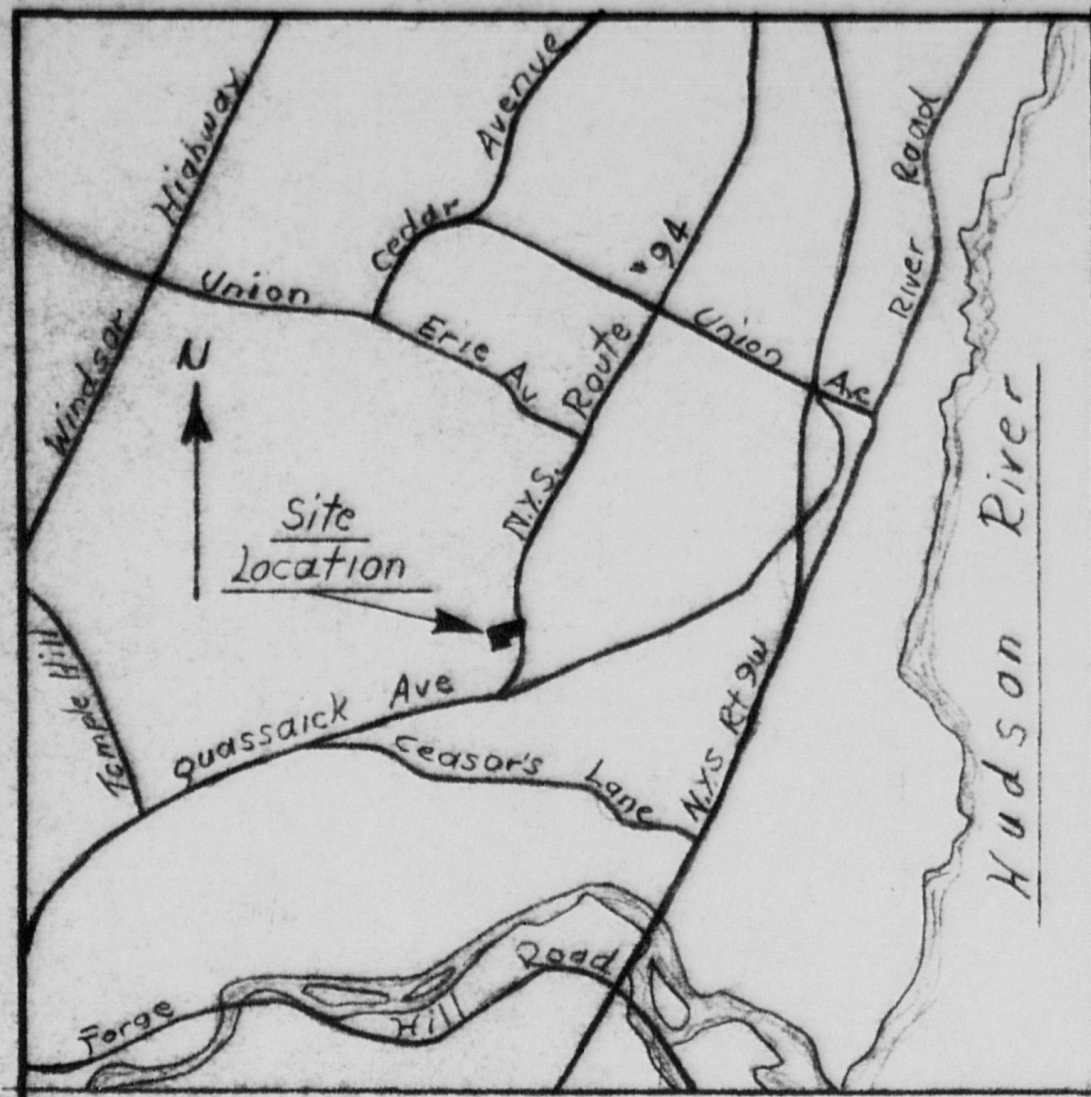
Mr. Reyns: I appreciate getting the line straightened out now you have the sanitary systems here of course those are far enough away from the existing sanitary system you can move it around.

Mr. Grevas: There is no separate requirement from sanitary system to sanitary system other than ten feet from the property line that is the only septic distances between systems.

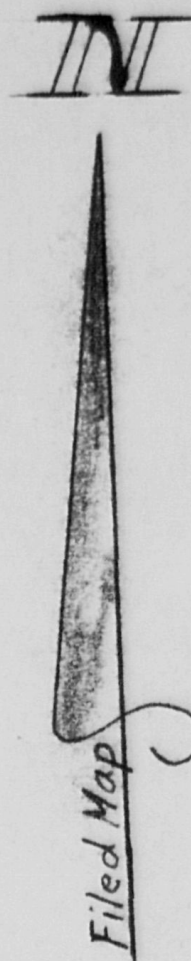
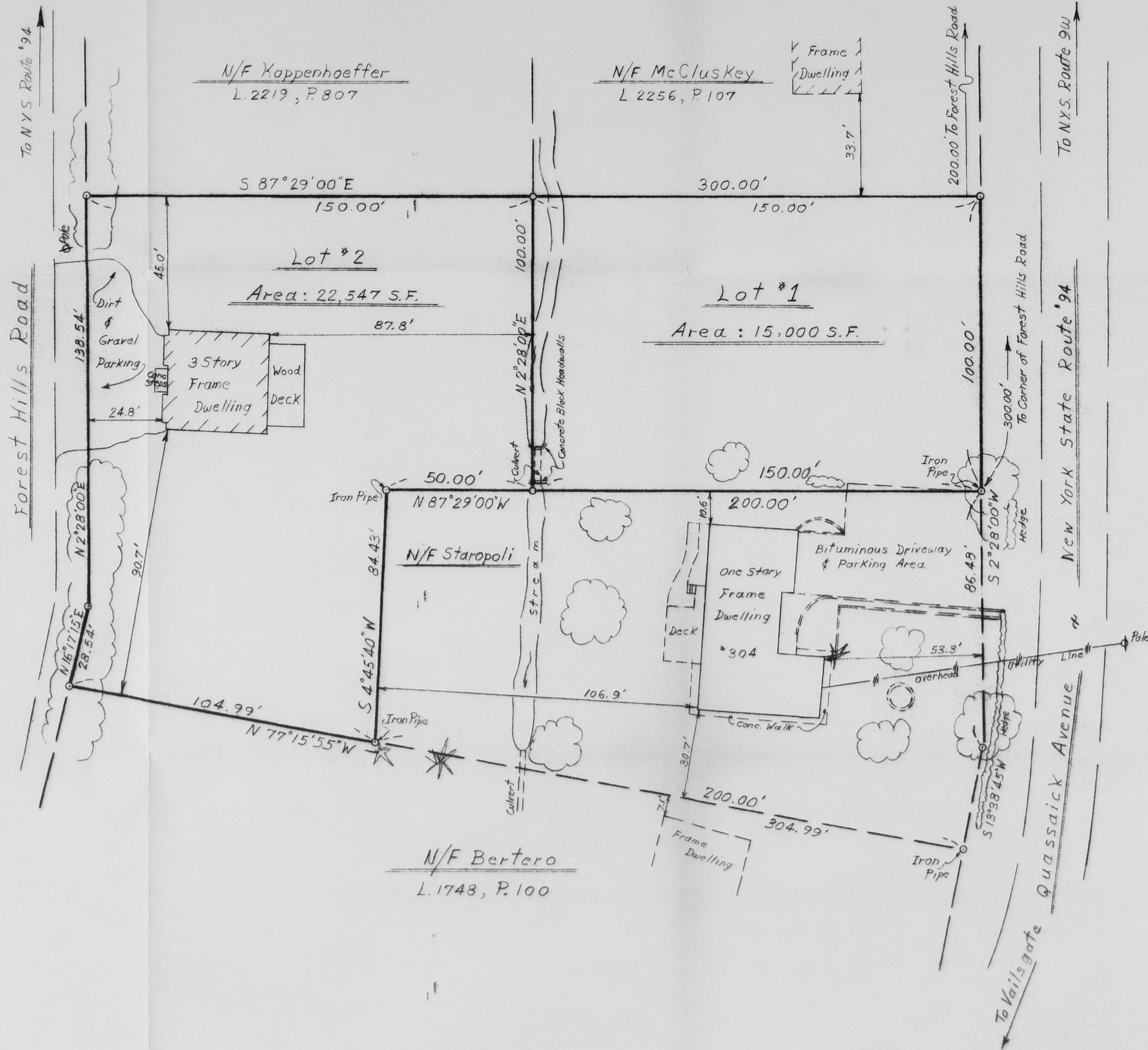
Mr. Reyns: How come you are over there measuring mine every week.

Mr. Grevas: That is proximity to wells.





Location Map:  
Scale: 1"=2000'



Tax Map Data:  
Section: 44  
Block: 1  
Lot: 231 & 24

Deed Reference:  
Liber. 1634, Page 405  
Liber. 2229, Page 459

Map Reference:

A. "Forest Hills of New Windsor"

Dated: August 2, 1954

Filed: November 12, 1954

Map #1592

B. "Forest Hills, Lands of Blasick"

Dated: May 3, 1974

Filed: June 26, 1975

Map #3227

C. Survey lot line change for  
Thomas J. Staropoli & Linda  
Staropoli and Roberto Minuta

Dated: June 5, 1985

Filed: Oct. 3, 1985

Map #7211

Zoning District: R-4

(Minimum Required)

Lot Area: 15,000 S.F.

Lot Width: 100'

Front Yard: 35'

Side Yard: 15/30'

Rear Yard: 40'

Record Owners  
& Subdividers

Robert Minuta  
& Toni Maria Minuta  
11 Forest Hills Road  
New Windsor, New York  
12550

Subdivision APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 11/11/1985  
BY [Signature]

APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N. Y.  
DATE: 1/25/1986 SIGNATURE: [Signature]

- Unauthorized alteration or addition to a survey map bearing a license and surveyor's seal is a violation of section 7208, sub-section 2, of the N.Y. State Executive Law.
- Only copies from the original of this survey marked with an original of the seal of the surveyor and not a copy of a copy shall be considered to be valid true copies.
- Confessions indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said confessions shall not hold the person for whom the survey is prepared, or his or her heirs, in the absence of the existing Code of Practice. Confessions are not transferable to subsequent owners or subsequent surveys.
- Underground improvements or encroachments, if any, are not shown herein.

Patrick T. Kennedy L. S.  
647 Little Britain Rd. New Windsor, New York 12550  
SCALE: 1"=20'  
DATE: Feb. 25, 1986  
Subdivision of Lands for  
Robert Minuta & Toni Maria Minuta  
Town of New Windsor  
Orange County, New York  
85-287-A

To Roberto Minuta & Toni Marie Minuta  
and The Town of New Windsor,  
certified to be a correct and  
accurate survey.

February 25, 1985

